

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
March 8, 2018

Directors Present: David Burke, Melissa Drehs, Erroll Eckford, Joe Fenton, Angela Ford, and Walt Walker

A quorum being present, the meeting was called to order at 7:35 pm.

Voice of the Neighbor: No neighbors were present.

Secretary's Report:

The January 2018 minutes were reviewed.

The election results for Directors and Officers were presented and Angela Ford indicated that more than a sufficient number of votes were received to establish a quorum (20%). David Burke, Erroll Eckford and Jason Waters were re-elected to fill two year terms as Directors and Angela Ford was re-elected as Treasurer.

The Directors voted to name Melissa Drehs as President and Walt Walker as Secretary for the coming year.

In accordance with the Bylaws, the Directors voted that those owners who are more than 30 days past due in the payment of assessments on the books and records of the Association are not eligible to complete amendment consent forms.

Treasurer's Report:

Angela Ford presented the financial statements for the year ending 12/31/2017. All but two homes have paid the 2017 assessment. Income from operations for 2017 is \$21,942 versus the budget of \$ 22,781. Capital purchases for the year were \$4,118. End of year reserves were \$65,865. The 2017 statements were approved by acclamation.

Angela Ford also presented the financial statements as of 3/8/2018. The year to date collections were \$142,766 versus budget of \$143,067. Thirty-one homes had not yet paid their assessment. The March 2018 statements were approved by acclamation.

ACC Report: None

Swim & Tennis:

American Pool continues winter maintenance with Walt Walker receiving a monthly report. The pool cover will be removed and the furniture un-stacked near the end of March.

The Directors approved the purchase of new Toto Drake toilets for the bathrooms at a cost of approximately \$250 each (provided that John Pratt concurs with the need). The Directors approved changing the stall doors to open outward because the small size of the stalls makes ingress and egress difficult otherwise. Walt Walker will do.

The Directors voted to have new pool passes for 2018 with a different color than 2017. The Directors also voted to continue to have a pool monitor as in prior years.

The Directors approved the purchase of a new flat top gas grill with Joe Fenton to coordinate.

Other:

The Directors approved the request for further information from each of the candidates to replace our ACC Manager (who has requested retirement).

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary